

FOR LEASE

2,733 - 7,733 SF

FLEX/SHOWROOM/RETAIL



4540 RIVERS AVE, NORTH CHARLESTON, SC 29405

Harbor
COMMERCIAL PARTNERS

4540 RIVERS AVE, North Charleston, SC 29405

PROPERTY OVERVIEW

- 46,438 SF multi-tenant business park
- Located inside of I-526 in North Charleston, SC
- Retail, flex, showroom, and light industrial spaces available
- Unit sizes will range from 2,733 SF to 5,000 SF
- Quick access to all of Charleston's submarkets and surrounding amenities
- Fenced yards available

LANDLORD'S RECENT IMPROVEMENTS

- New landscaping, parking lot planters
- Attractive exterior paint scheme
- New storefront entryways and awnings
- New monument and wayfinding signage
- Resealed, restriped and new parking lot lighting
- Repaired/replaced roofs



OFFERING

UNIT	SIZE	LEASE RATE	EST. PASS THROUGHS
100	5,000 SF	\$23 PSF NNN	\$4.63 PSF ANNUALLY
120	2,733 SF	\$22 PSF NNN	\$4.63 PSF ANNUALLY

INTERIOR PHOTOS

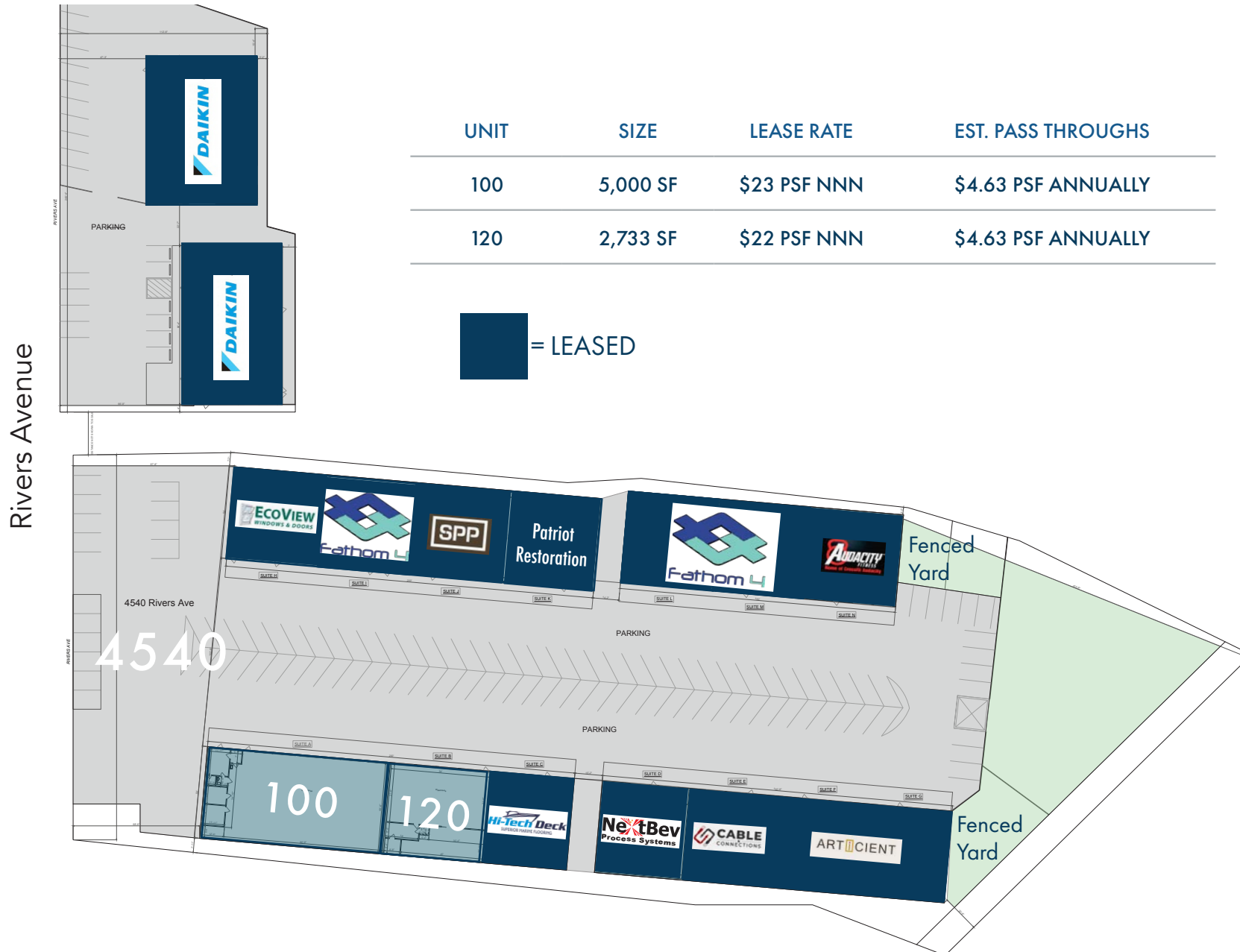
4540 RIVERS AVE, North Charleston, SC 29405

UNIT 100

UNIT 120

UNIT 100

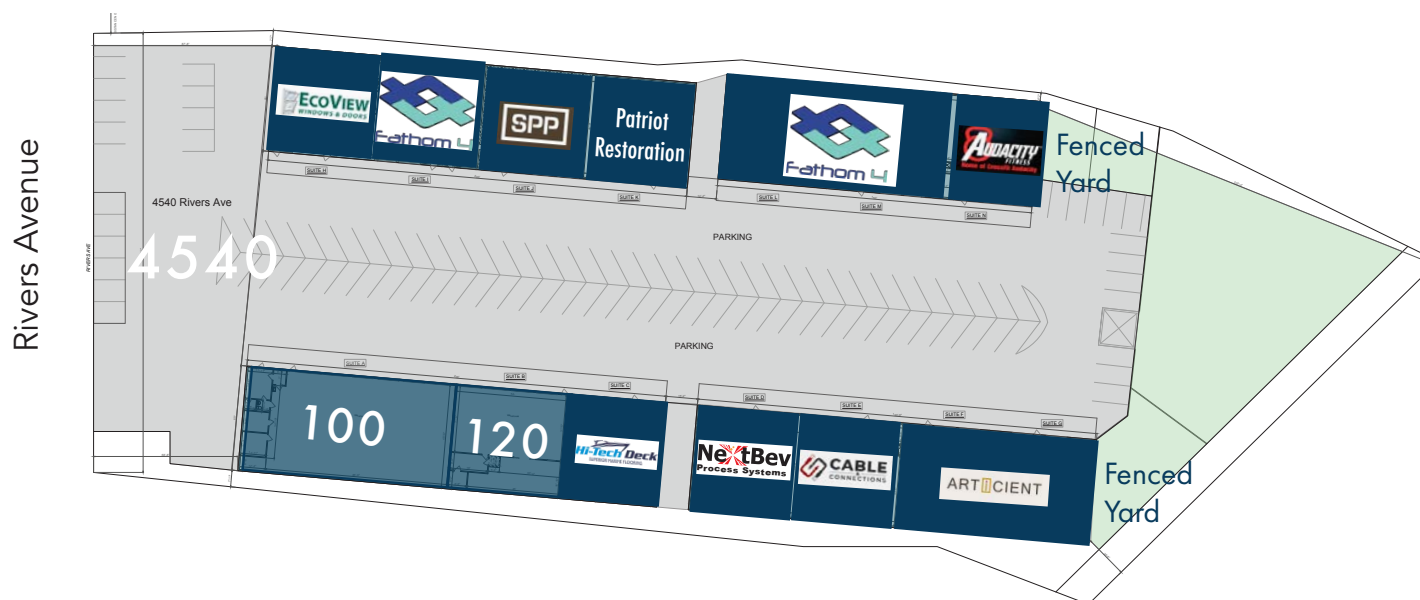
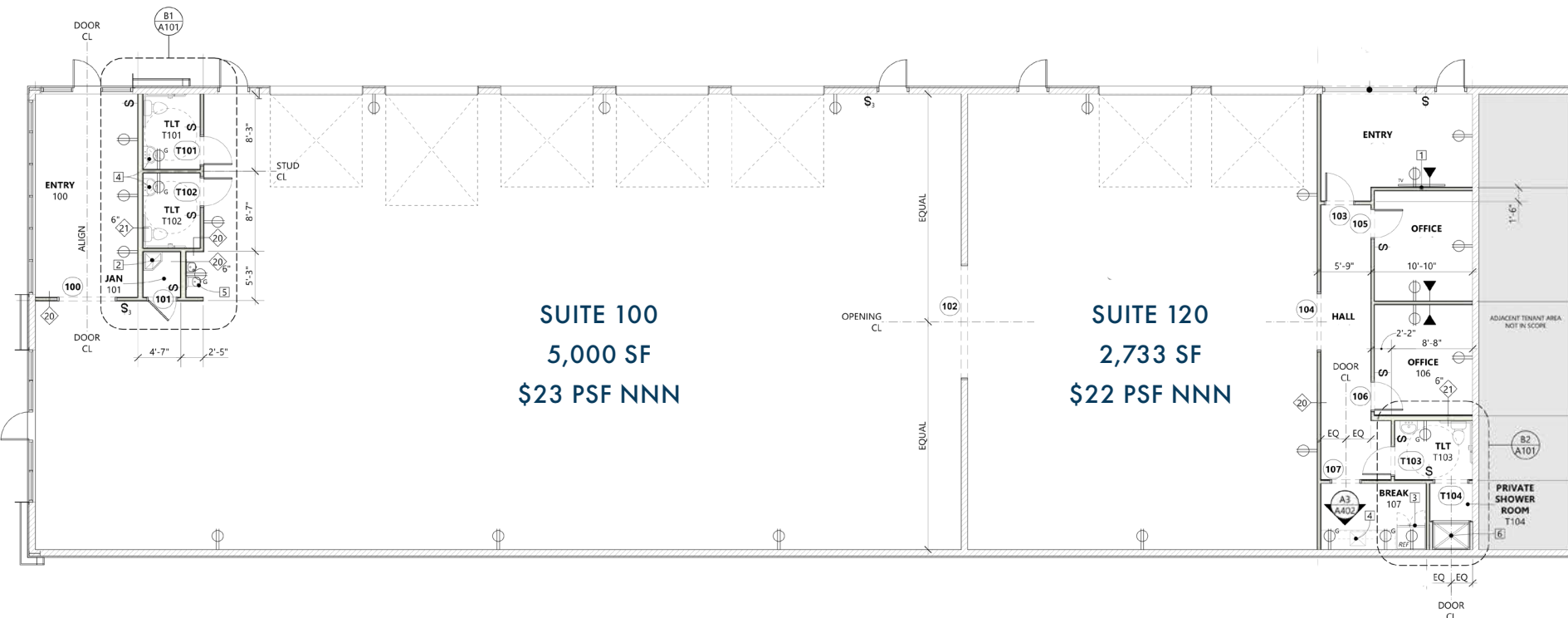
UNIT 120



FLOOR PLANS

4540 RIVERS AVE, North Charleston, SC 29405

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4540 RIVERS AVE, North Charleston, SC 29405

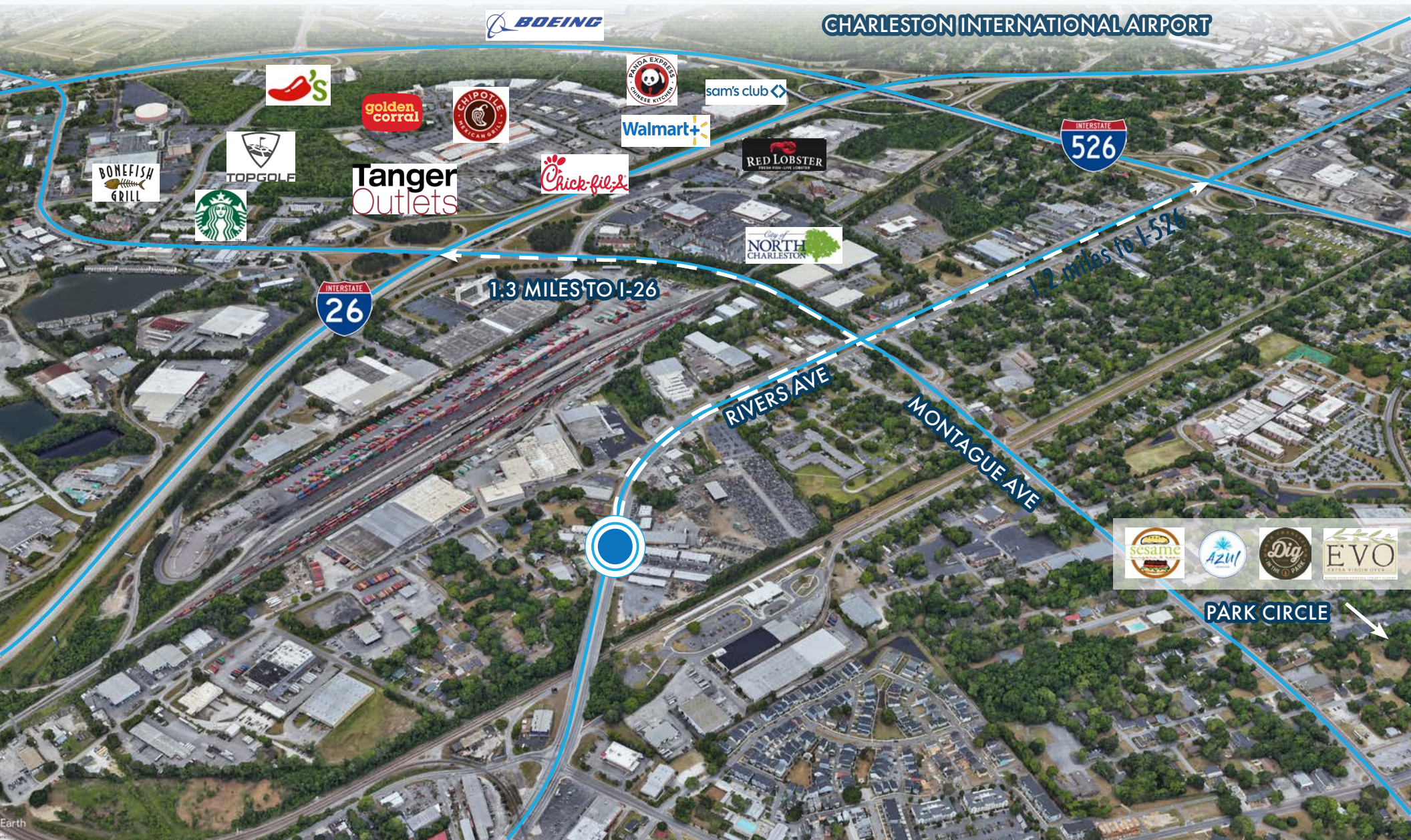
LOCATION MAP



4540 RIVERS AVE
NORTH CHARLESTON, SC 29405

AMENITIES MAP

4540 RIVERS AVE, North Charleston, SC 29405





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